



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File: A-84-17

Property Address: 2612 St. Marys Street

Property Owner: Frank and Kelly Shepherd

Project Contact: Frank Shepherd

Nature of Case: A request for a 7.05' side setback variance pursuant to Section 2.2.1. of the Unified Development Ordinance to enclose an existing side porch on the existing detached house that results in a 2.95' side setback on a .42 acre parcel zoned Residential-4 and located at 2612 St. Marys Street.

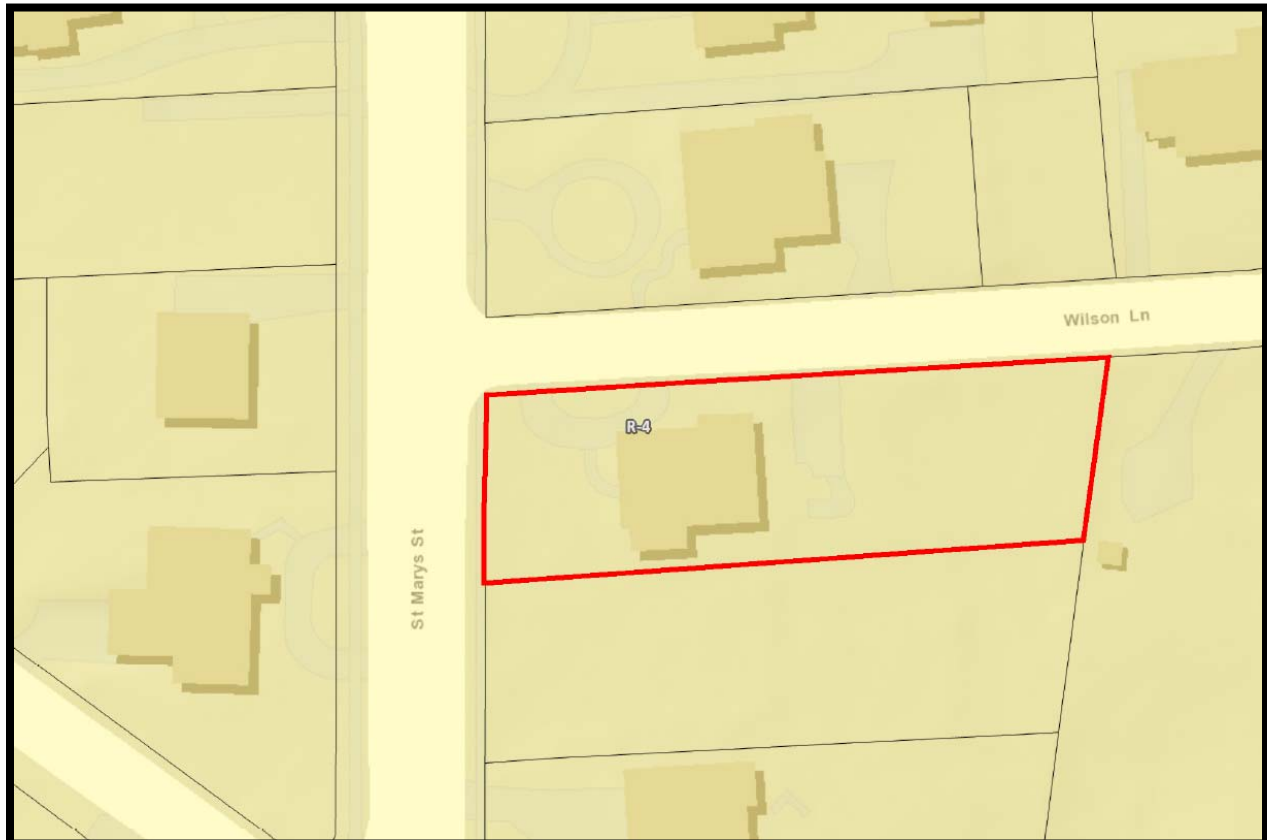


2612 St. Marys Street – Location Map

To BOA: 7-10-17

Staff Coordinator: Eric S. Hodge, AICP

**ZONING
DISTRICTS:** Residential-4



2612 St. Marys Street – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions

that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Zoning District Standards: The subject property is zoned Residential-4

Lot Dimensions

Area (min)	10,000 SF
Width – interior lot (min)	65
Width – corner lot (min)	80'
Depth -	100;'

Yard Type

Minimum Setback

Primary Street	20'
Side Street	15'
Side	10'
Sum of Sides	20'
Rear	30'

Application for Variance



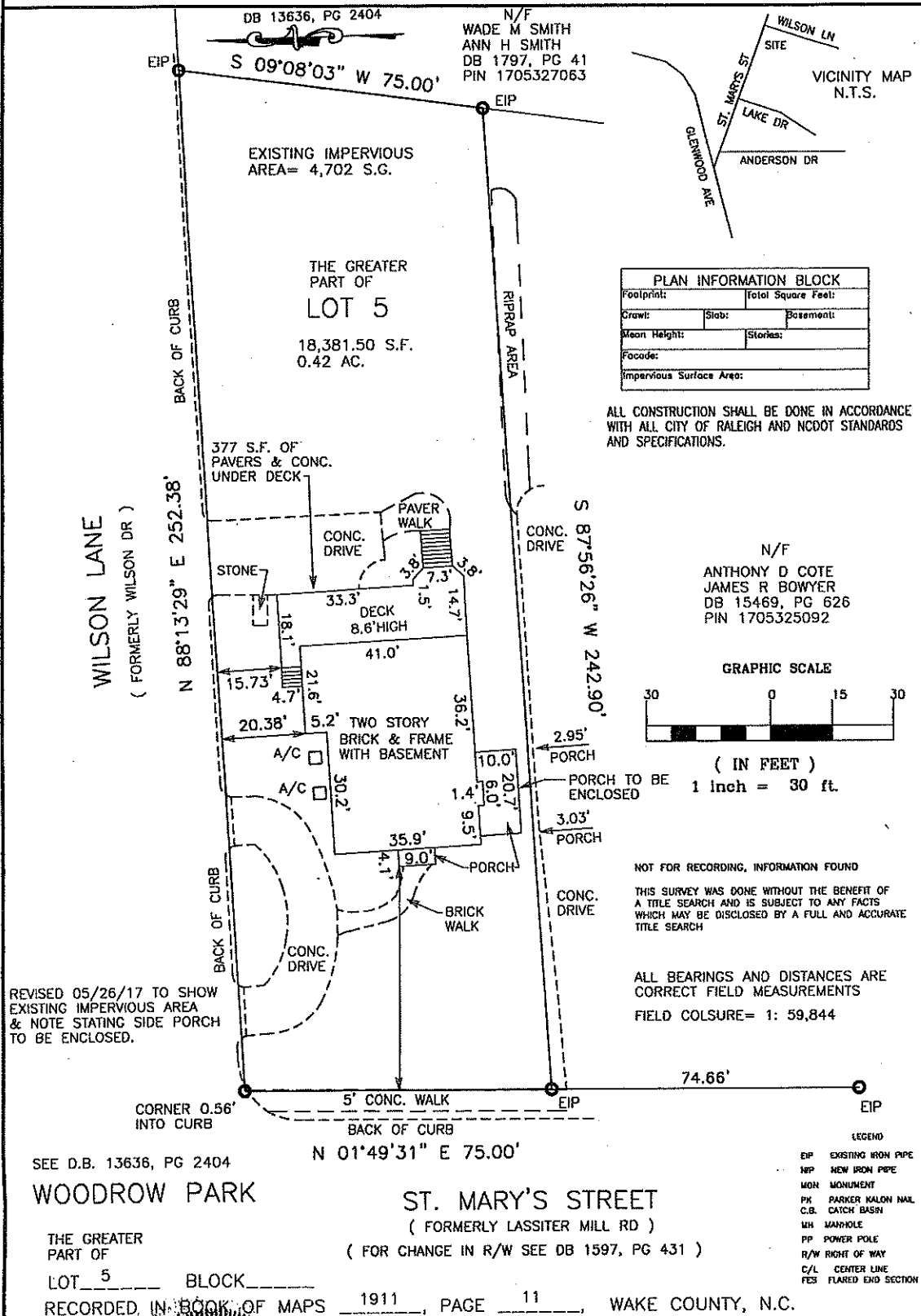
Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
<p>Nature of variance request (If more space is needed, submit addendum on separate sheet): An original to the structure covered side porch, which will be converted into an enclosed sun room, does not meet the side set back requirement of 10 ft. for this lot. A variance of 7.05 ft. on the side setback requirement is being requested.</p>	<p>Transaction Number</p> <p>A-84-17</p>
<p>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.</p> <p>513144</p>	

GENERAL INFORMATION		
Property Address 2612 St. Marys St.		Date 5/24/17
Property PIN 1705326009	Current Zoning R-4	
Nearest Intersection St. Marys St. & Wilson Ln.		Property size (in acres) .42
Property Owner Frank & Kelly Shepherd	Phone 336-588-5889	Fax N/A
Owner's Mailing Address 2612 St. Marys St.	Email franksheperd@yahoo.com	
Project Contact Person Al Newton	Phone 919-669-9607	Fax N/A
Contact Person's Mailing Address 8209 Last Oak Ct. Raleigh, NC 27613	Email alnewton3@aol.com	
Property Owner Signature <i>Frank Shepherd</i>	Email franksheperd@yhoo.com	
<p>Notary</p> <p>Sworn and subscribed before me this <u>8th</u> day of <u>June</u>, 20<u>17</u></p> <p>My commission expires <u>February 20, 2019</u></p>	<p>Notary Signature and Seal <i>Ellen R Davis</i></p>	

SUBJECT PROPERTY IS _____ IS NOT X LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP
NUMBER 3720170500J ZONE X



I, JOHN Y. PHELPS, JR., CERTIFY THAT THIS MAP IS CORRECT AND THAT THE INFORMATION IS TRULY ON THE LOT AND THAT THERE ARE NO ENCUMBRANCES OF OTHER BUILDINGS ON SAID LOT UNLESS SHOWN OTHERWISE. THIS MAP IS NOT FOR RECORDING.

PROPERTY OF
2612 ST. MARY'S ST.
RALEIGH, WAKE CO., N.C.

FRANK SHEPHERD
KELLEY SHEPHERD

SCALE
1"=30'

DATE
06/23/16

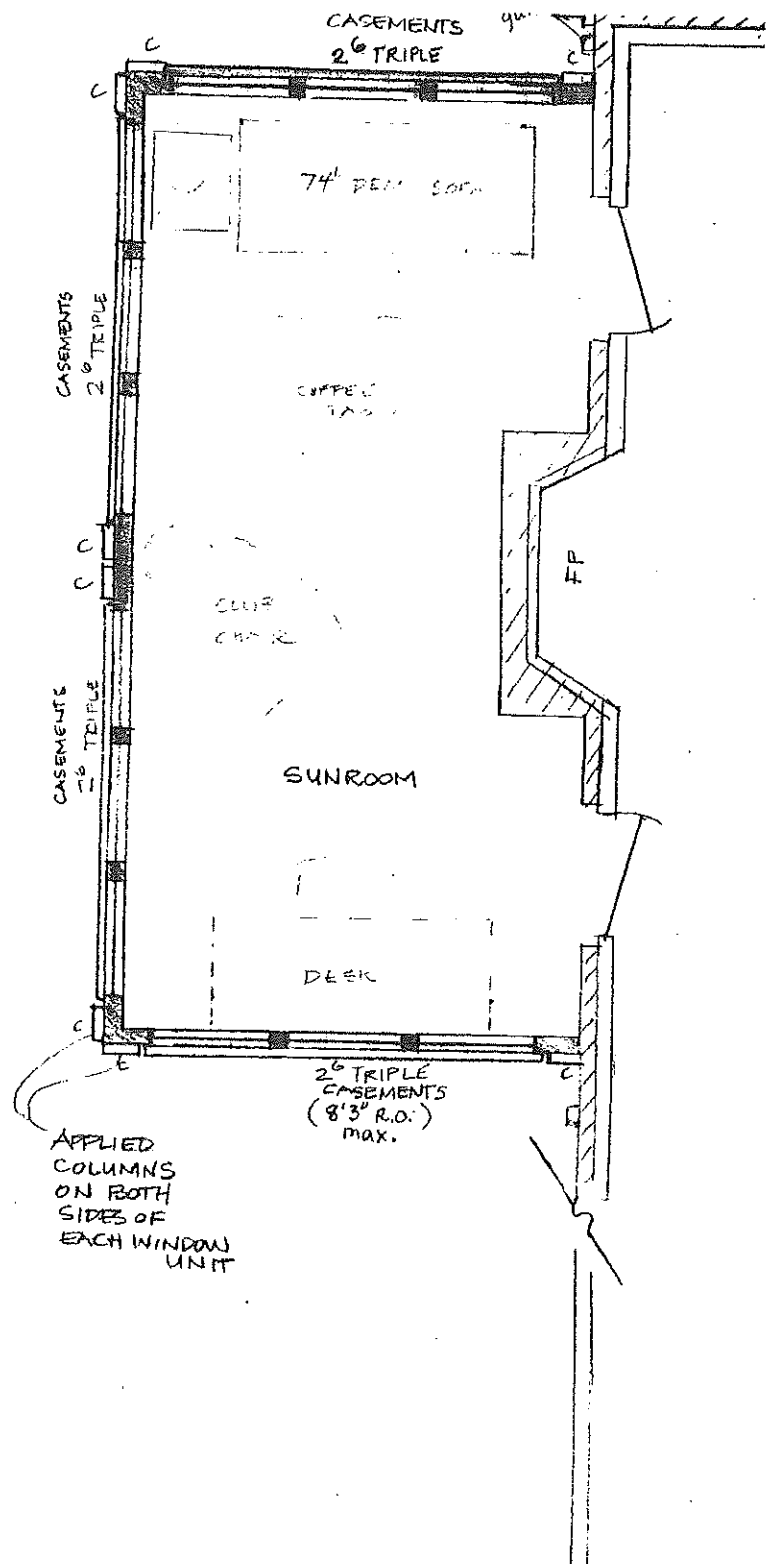
FB 1519
#100130

JOHN Y. PHELPS, JR.
PROFESSIONAL LAND SURVEYOR
5110 BUR OAK CIRCLE
RALEIGH, NORTH CAROLINA, 27612 (919) 787-3658









FRANK AND KELLEY SHEPHERD
2612 SAINT MARY'S ST.
RALEIGH, NC 27609 P.3

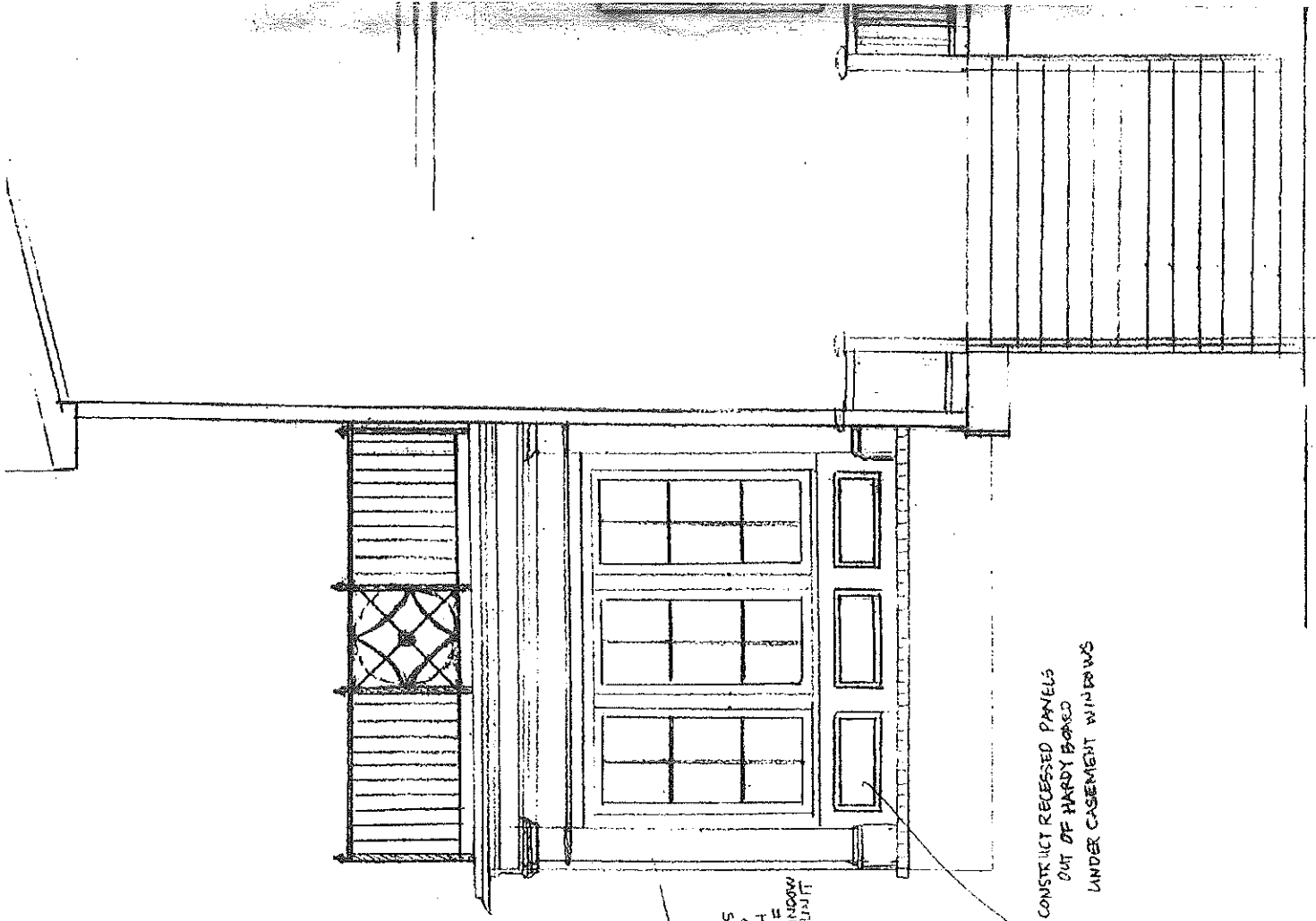
ELEVATIONS
SCALE $\frac{1}{4}" = 1'$

DESIGN BY: ANNA SUTTLE
PROPER PERSPECTIVE
(919) 834-8010

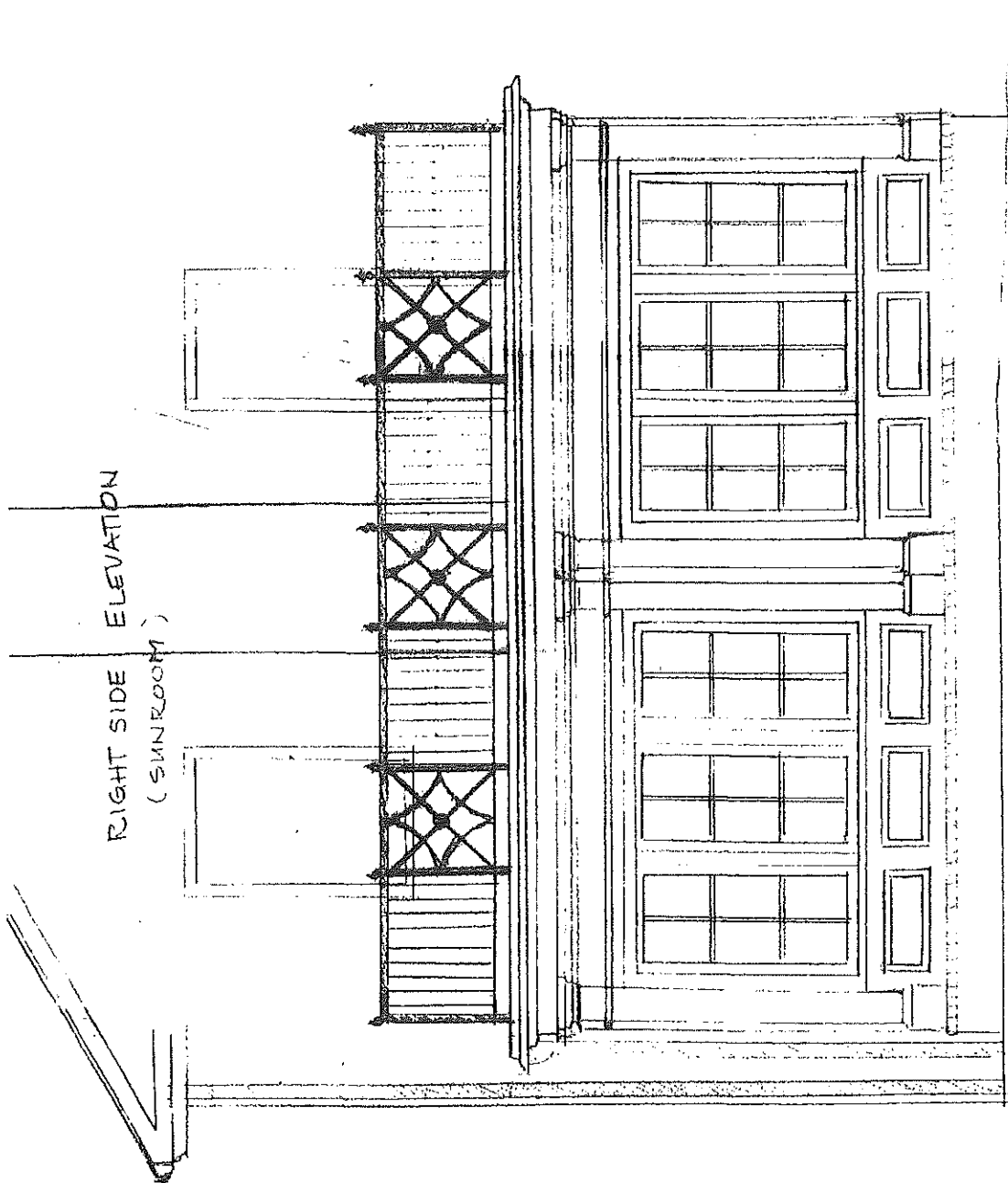
NOTE # ROOF LINES & DECK SUPPORTS WERE NOT MEASURED
VERIFY ALL MEASUREMENTS ON SITE

SQUARE
COLUMNS
APPLIED
ON BOTH
SIDES OF
EACH WINDOW
UNIT

CONSTRUCT RECESSED PANELS
OUT OF HARDY BOARD
UNDER CASEMENT WINDOWS



RIGHT SIDE ELEVATION
(SUNROOM)



1705326009
SHEPHERD, FRANK J SHEPHERD, KELLEY
M
2612 SAINT MARYS ST
RALEIGH NC 27609-7646

1705315984
CERNIGLIA, GREGG P CERNIGLIA,
COLLEEN S
2608 SAINT MARYS ST
RALEIGH NC 27609-7646

1705323053
COKER, JANICE B COKER, DAVID
LAWRENCE
2607 SAINT MARYS ST
RALEIGH NC 27609-7670

1705323152
WILLIAMS, ELIZA H
2615 SAINT MARYS ST
RALEIGH NC 27609-7670

1705323230
CORBAN PROPERTIES LLC
4504 LAUREL HILLS RD
RALEIGH NC 27612-5421

1705325092
COTE, ANTHONY D BOWYER, JAMES R
2610 SAINT MARYS ST
RALEIGH NC 27609-7646

1705325179
THOMPSON, SANFORD W IV THOMPSON,
CYNTHIA C
2616 SAINT MARYS ST
RALEIGH NC 27609-7645

1705327063
SMITH, WADE M SMITH, ANN H
2613 WILSON LN
RALEIGH NC 27609-7622

1705327201
SMITH, WADE M SMITH, ANN H
2613 WILSON LN
RALEIGH NC 27609-7622

1705327269
SMITH, WADE MARVIN SMITH, ANN H
2613 WILSON LN
RALEIGH NC 27609-7622

1705328054
SMITH, WADE M SMITH, ANN H
2613 WILSON LN
RALEIGH NC 27609-7622